

394  
86-525-SPH

PETITION FOR SPECIAL HEARING  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 300.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve and amendment to the Order and site plan approved in Case No.

78-127-XA to delete restriction No. 1 to enclose the existing porch.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

B. J. Kirkwood & Co., Inc.

(Type or Print Name)

(Type or Print Name)

Signature

Signature Douglas O. Keithley, Sr. - VP

Address:

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

(Type or Print Name)

7202 Belair Road

668-5945

Address

Phone No.

Signature

Baltimore, MD 21206

City and State

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

City and State

B. J. Kirkwood & Co., Inc.

Name

Attorney's Telephone No.:

7202 Belair Road

668-5945

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

of May, 1986, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 24th day of June, 1986, at 1:00 o'clock

Arnold Jablon  
Zoning Commissioner of Baltimore County.

(over)

86-525-372

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of May, 1986.

Arnold Jablon  
Zoning Commissioner

Petitioner  
Petitioner's  
Attorney

B. J. Kirkwood & Co., Inc.

Received by:

James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

IN RE: PETITION FOR SPECIAL HEARING  
NW/3 of Belair Road, 70' NE  
of West Elm Avenue  
(7202 Belair Road)  
14th Election District

B. J. Kirkwood & Co., Inc.

Petitioner

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 86-525-SPH

The Petitioner herein requests approval of an amendment to the Order and site plan granted in Case No. 78-127-XA to delete Restriction No. 1. That restriction read "The outward appearance of the building shall remain as at present." The Petitioner proposes to enclose the existing open porch.

Testimony on behalf of the Petitioner indicated that following the 1977 granting of the aforementioned petition, the 50 year old dwelling existing on D.R. 16 zoned property has been utilized for company offices. The porch now needs to be repaired or replaced. An architect has designed a porch enclosure that will match the building in vinyl and window style. The front door and adjacent lamps will be residential in character. The enclosure will be watertight, insulated and temperature controlled. Its uses will include office, filing, storage and UPS deliveries.

There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, to approve the amendments requested above would be in strict harmony with the spirit and intent of Baltimore County Zoning Regulations (BCZR) and would not be detrimental to health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 18th day of July, 1986 that the herein request for approval of the amendment to the Order and site plan granted in Case No. 78-127-XA to delete Restriction No. 1 to enclose the existing porch, as indicated on the plan submitted and filed herein, is GRANTED, from and after the date of this Order, subject, however, to the following restriction:

- 1) The outward appearance of the building shall remain residential in character.

Jean M. H. Jung  
Deputy Zoning Commissioner  
of Baltimore County

RECEIVED FOR FILING

DATE 7/18/86

BY Jean M. H. Jung

PETITION FOR SPECIAL HEARING

14th Election District

Case No. 86-525-SPH

LOCATION: Northwest Side of Belair Road, 70 feet Northeast of West Elm Avenue (7202 Belair Road)

DATE AND TIME: Tuesday, June 24, 1986, at 1:00 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve the deletion of Restriction No. 1 in the Order dated 12/15/77 and to amend the site plan in Case No. 78-127-XA to enclose the existing porch

Being the property of B. J. Kirkwood & Co., Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

COMM & ASSOCIATES  
ENGINEERS-PLANNERS-SURVEYORS  
3210 Southgreen Road  
Baltimore, Maryland 21207  
Telephone: (301) 922-4457

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL HEARING  
IN THE USE OF THE PROPERTY KNOWN AS NO. 7202 BELAIR ROAD,  
LOCATED IN THE 14TH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND.

BEGINNING for the same at a point on the northwest side of Belair Road, 60 feet wide, at the distance of 70 feet, more or less, measured Northeasterly along said northwest side of Belair Road, from its intersection with the northeast side of West Elm Avenue, 30 feet wide;  
THENCE running and binding on the said northwest side of Belair Road NORTH 41°07'55" EAST 63.36 feet;  
THENCE leaving the said northwest side of Belair Road and running NORTH 52°30'20" WEST 175.67 feet;  
THENCE SOUTH 41°07'55" WEST 48.00 feet; and  
THENCE SOUTH 47°28'05" EAST 175.00 feet to the place of beginning.

CONTAINING 9,747.50 Square Feet of land or 0.224 Acre, more or less.

The Bearings used in the above description refer to the True Meridian adopted by the Baltimore County Metropolitan District.

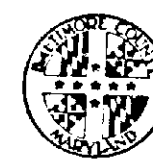
The above description is for petition purposes only, and is not intended for use in any conveyance of title thereto.

Being and comprising a portion of the land described in the conveyance to Stephen J. Miko and wife, from Edward C. Dorak and wife, by deed dated, February 4, 1947, and recorded among the Land Records of Baltimore County, Maryland in Liber J. W. B. No. 1545 Folio 101, etc.

Samuel P. Framm  
Samuel P. Framm  
Md. Reg. L.S. 5817



sheet 1 of 1



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

July 10, 1986

Mr. Douglas O. Keithley, Sr.  
Vice President  
B. J. Kirkwood & Company, Inc.  
7202 Belair Road  
Baltimore, Maryland 21206

RE: Petition for Special Hearing  
NW/3 of Belair Road, 70' NE  
of West Elm Avenue  
14th Election District  
Case No. 86-525-SPH

Dear Mr. Keithley:

I have this date passed my Order in the above referenced Petition for Special Hearing in accordance with the attached.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung  
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

RE: PETITION FOR SPECIAL HEARING  
NW/3 of Belair Rd., 70' NE  
of West Elm Ave. (7202 Belair  
Rd.), 14th District  
B. J. KIRKWOOD & CO., INC.,  
Petitioner  
Case No. 86-525-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21201  
494-2188

I HEREBY CERTIFY that on this 10th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to B. J. Kirkwood and Co., Inc., Douglas O. Keithley, Sr., Vice-President, 7202 Belair Rd., Baltimore, MD 21206, Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman





BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

June 17, 1986

Mr. Douglas O. Keithley, Sr.  
Senior Vice President  
B. J. Kirkwood & Co., Inc.  
7202 Belair Road  
Baltimore, Maryland 21206

RE: PETITION FOR SPECIAL HEARING  
NW/4 of Belair Rd., 70' NE of West Elm Ave.  
(7202 Belair Rd.)  
14th Election District  
B. J. Kirkwood & Co., Inc. - Petitioner  
Case No. 86-525-SPH

Dear Mr. Keithley:

This is to advise you that \$62.60 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 021761

County, Maryland, and remit  
to, Towson, Maryland

DATE 6/24/86 ACCOUNT 841-05-200

AMOUNT \$ 52.60

RECEIVED FROM B. J. Kirkwood & Co., Inc., 7202 Belair Rd.

FOR Advertising & Posting re Case 86-525-SPH

VALIDATION OR SIGNATURE OF CASHIER

Mr. Douglas O. Keithley, Sr.  
Senior Vice President  
B. J. Kirkwood & Co., Inc.  
7202 Belair Road  
Baltimore, Maryland 21206

May 26, 1986

### NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING  
NW/4 of Belair Rd., 70' NE of West Elm Ave.  
(7202 Belair Rd.)  
14th Election District  
B. J. Kirkwood & Co., Inc. - Petitioner  
Case No. 86-525-SPH

TIME: 1:00 p.m.

DATE: Tuesday, June 24, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 019034

DATE 6/22/86 ACCOUNT 01-615

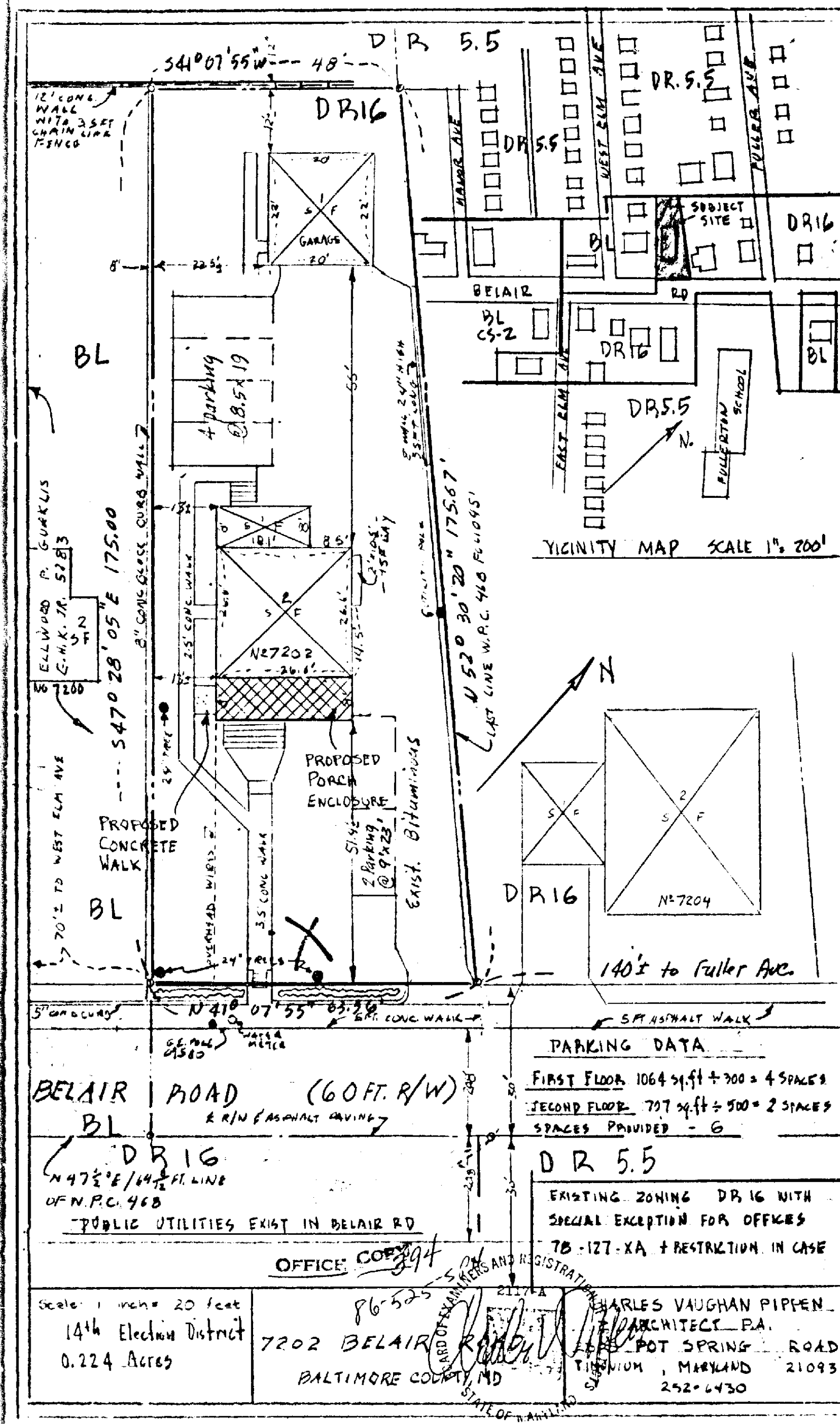
AMOUNT \$ 100.00

RECEIVED FROM B. J. Kirkwood & Co., Inc.

FOR Filing Fee For Special Hearing - Item 394

8 DISCOUNTED TO \$0.00

VALIDATION OR SIGNATURE OF CASHIER



### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner

Date: June 16, 1986

Norman E. Gerber, AICP  
FROM: Director, Office of Planning & Zoning

SUBJECT: Zoning Variance Petition Nos.

86-517-A Robert D. Howard, etux  
86-518-A John N. Williams, etux  
86-522-A Herman G. Alinichuetz, etux  
86-523-A Lupton Construction & Building Co., Inc.  
86-525-SPH B. J. Kirkwood & Co., Inc.  
86-527-A Jeffrey Zuckerberg, etux

There are no comprehensive planning factors requiring comment on these petitions.

*[Signature]*  
Norman E. Gerber, AICP

NEG:JGH:bjs

CP5-008

### CERTIFICATE OF PUBLICATION

TOWSON, MD., June 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 5, 1986.

THE JEFFERSONIAN,

*[Signature]*  
Publisher

Cost of Advertising

24.75

#### PETITION FOR SPECIAL HEARING

14th Election District  
Case No. 86-525-SPH

LOCATION: Northwest side of Belair Road, 70 feet northeast of West Elm Avenue (7202 Belair Road)  
DATE AND TIME: Tuesday, June 24, 1986, at 1:00 p.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special hearing to approve the deletion of Restriction No. 1 in the Order dated 12/15/77 and to amend the site plan in Case No. 78-127-XA to enclose the existing porch.

Being the property of B. J. Kirkwood & Co., Inc., as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

86-525-SPH

District: 14TH

Date of Posting: 6/16/86

Posted for: Special Hearing

Petitioner: B. J. Kirkwood & Co., Inc.

Location of property: NW/4 Belair Rd., 70' NE of West Elm Ave.

7202 Belair Rd.

Location of Sign: East side of Belair Rd., across St. Francis Ave. on property of B. J. Kirkwood

Remarks: Substantive

Posted by: *[Signature]*

Date of return: 6/16/86

Number of Signs: 1

#### Petition for Special Hearing

14th Election District  
Case No. 86-525-SPH

LOCATION: Northwest side of Belair Road, 70 feet northeast of West Elm Avenue (7202 Belair Road)  
DATE AND TIME: Tuesday, June 24, 1986, at 1:00 p.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special hearing to approve the deletion of Restriction No. 1 in the Order dated 12/15/77 and to amend the site plan in Case No. 78-127-XA to enclose the existing porch.

Being the property of B. J. Kirkwood & Co., Inc., as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County

### The Times

Middle River, Md., June 5, 1986

This is to certify, that the annexed

Reg L 89497

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of successive

week: before the 5th day of

June, 1986

*[Signature]* Publisher.



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

May 20, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: B. J. Kirkwood and Company, Inc.

Location: NW/S Belair Rd, 70' NE of W. Elm Avenue

Item No.: 394

Zoning Agenda: Meeting of 5/6/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill*  
Planning Group  
Special Inspection Division

Noted and  
Approved:

*John F. O'Neill*  
Fire Prevention Bureau

/mb



Maryland Department of Transportation

State Highway Administration

William K. Hellmann  
Secretary  
Har Kassoff  
Administrator

May 28, 1986

Mr. A. Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: ZAC Meeting of 5-6-86  
ITEM: #394.  
Property Owner: B.J. Kirkwood and Company, Inc.  
Location: NW/S Belair Rd., Route 1N 70 feet NE of West Elm Avenue  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Hearing to approve an amendment to the Order and site plan approved in Case No. 78-127-XA to delete restriction No. 1 to enclose the existing porch.  
Acres: 0.224 acres  
District: 14th Election District

Attention: Mr. James Dyer

Dear Mr. Jablon:

On review of the submittal of (Case #78-127-XA), the State Highway Administration finds the concept for approval generally acceptable.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

CL:GW:maw

cc: Mr. J. Ogle

By: George Wittman

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

May 19, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 394 Zoning Advisory Committee Meeting are as follows:

Property Owner: B. J. Kirkwood and Company, Inc.  
Locations: NW/S Belair Road, 70 feet NE of West Elm Avenue  
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #17-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_, of the Baltimore County Building Code.
- (H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use R-3 to Use B, or to Mixed Uses \_\_\_\_\_. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: See the attached sheet with data normally required on the plan when filed for a permit. Have your architect review the sheet for applicable items.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/32/86

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Date: May 19, 1986

FROM: C. E. Burnham, Chief, Building Plans Review

SUBJECT: Zoning Item #394

R. O. OCCUPANCIES: "R-3" to "B" Use Group

- ( ) 1. A change of occupancy, alteration, and other miscellaneous permits are required.
- ( ) 2. Floor loading of 50 pounds live load design are required. Have a registered in Maryland structural engineer provide a letter of certification. See Section 903.0, 904.0, 905.0, Table 906.0, 907.0.
- ( ) 3. Office buildings with a single exit shall comply with Table 809.3 or two independent exits shall be required. See Sections 809.2, 807.0, 810.0, 811.0, 816.0, 819.0, as alternative requirements.
- ( ) 4. Interior stairs shall be enclosed with one hour rated assemblies and "B" label one hour doors.
- ( ) 5. Tenant demising walls, floor/ceiling assemblies shall have a minimum 1 hour rating. See Table 401 amended by Bill 4-82.
- ( ) 6. Exterior walls shall be a minimum of 1 hour rating and no openings are permitted within 3'-0" of an interior lot line.
- ( ) 7. See Section 1702.12, 1702.13, 1702.16 for sprinklers that may be required.
- ( ) 8. Exit stairs, handrails, etc. shall comply with Section 816.0.
- ( ) 9. Plan does not show the following handicapped requirements under the State Handicapped laws:
  - ( ) A. Parking (correct number of spaces, locations)
  - ( ) B. Signs
  - ( ) C. Parking lot accessibility (paving, etc.)
  - ( ) D. Building accessibility (entrance)
  - ( ) E. Required ramps
  - ( ) F. Interior access and useability, (elevators, toilet rooms, etc.)
  - ( ) G. Curb cuts, etc.
- ( ) 10. Interior finishes shall comply with Tables 1421.5 and 1421.7.
- ( ) 11. Ventilation of toilet rooms, work areas shall comply with the B.O.C.A. Mechanical Code, Article 10, Section M312.4.3 and Section 315.0 where rated assemblies are penetrated with ducts, diffusers, etc.

This is not intended to be a complete list of Code requirements. The above comments are for use by the designing architect/engineer. The above comments may not be applicable in all cases and are for informational purposes at this time. A full review of construction plans will be made when the plans are submitted for permits as noted in item #1 above.



394  
86-525-SPH

PETITION FOR SPECIAL HEARING  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 300.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve and amendment to the Order and site plan approved in Case No.

78-127-XA to delete restriction No. 1 to enclose the existing porch.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

B. J. Kirkwood & Co., Inc.

(Type or Print Name)

(Type or Print Name)

Signature

Signature Douglas O. Keithley, Sr. - VP

Address:

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

(Type or Print Name)

7202 Belair Road

668-5945

Address

Phone No.

Signature

Baltimore, MD 21206

City and State

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

City and State

B. J. Kirkwood & Co., Inc.

Name

Attorney's Telephone No.:

7202 Belair Road

668-5945

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

of May, 1986, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout

Baltimore County, that property be posted, and that the public hearing be held before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 24th day of June, 1986, at 1:00 o'clock

Arnold Jablon  
Zoning Commissioner of Baltimore County.

(over)

86-525-372

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
21st day of May, 1986.

Arnold Jablon  
Zoning Commissioner

Petitioner  
Petitioner's  
Attorney

B. J. Kirkwood & Co., Inc.

Received by:

James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

IN RE: PETITION FOR SPECIAL HEARING  
NW/3 of Belair Road, 70' NE  
of West Elm Avenue  
(7202 Belair Road)  
14th Election District

B. J. Kirkwood & Co., Inc.

Petitioner

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 86-525-SPH

The Petitioner herein requests approval of an amendment to the Order and site plan granted in Case No. 78-127-XA to delete Restriction No. 1. That restriction read "The outward appearance of the building shall remain as at present." The Petitioner proposes to enclose the existing open porch.

Testimony on behalf of the Petitioner indicated that following the 1977 granting of the aforementioned petition, the 50 year old dwelling existing on D.R. 16 zoned property has been utilized for company offices. The porch now needs to be repaired or replaced. An architect has designed a porch enclosure that will match the building in vinyl and window style. The front door and adjacent lamps will be residential in character. The enclosure will be watertight, insulated and temperature controlled. Its uses will include office, filing, storage and UPS deliveries.

There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, to approve the amendments requested above would be in strict harmony with the spirit and intent of Baltimore County Zoning Regulations (BCZR) and would not be detrimental to health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 18th day of July, 1986 that the herein request for approval of the amendment to the Order and site plan granted in Case No. 78-127-XA to delete Restriction No. 1 to enclose the existing porch, as indicated on the plan submitted and filed herein, is GRANTED, from and after the date of this Order, subject, however, to the following restriction:

- 1) The outward appearance of the building shall remain residential in character.

Jean M. H. Jung  
Deputy Zoning Commissioner  
of Baltimore County

RECEIVED FOR FILING

DATE 7/18/86

BY Jean M. H. Jung

PETITION FOR SPECIAL HEARING

14th Election District

Case No. 86-525-SPH

LOCATION: Northwest Side of Belair Road, 70 feet Northeast of West Elm Avenue (7202 Belair Road)

DATE AND TIME: Tuesday, June 24, 1986, at 1:00 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve the deletion of Restriction No. 1 in the Order dated 12/15/77 and to amend the site plan in Case No. 78-127-XA to enclose the existing porch

Being the property of B. J. Kirkwood & Co., Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

COMM & ASSOCIATES  
ENGINEERS-PLANNERS-SURVEYORS  
3210 Southgreen Road  
Baltimore, Maryland 21207  
Telephone: (301) 922-4457

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL HEARING  
IN THE USE OF THE PROPERTY KNOWN AS NO. 7202 BELAIR ROAD,  
LOCATED IN THE 14TH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND.

BEGINNING for the same at a point on the northwest side of Belair Road, 60 feet wide, at the distance of 70 feet, more or less, measured Northeasterly along said northwest side of Belair Road, from its intersection with the northeast side of West Elm Avenue, 30 feet wide;  
THENCE running and binding on the said northwest side of Belair Road NORTH 41°07'55" EAST 63.36 feet;  
THENCE leaving the said northwest side of Belair Road and running NORTH 52°30'20" WEST 175.67 feet;  
THENCE SOUTH 41°07'55" WEST 48.00 feet; and  
THENCE SOUTH 47°28'05" EAST 175.00 feet to the place of beginning.

CONTAINING 9,747.50 Square Feet of land or 0.224 Acre, more or less.

The Bearings used in the above description refer to the True Meridian adopted by the Baltimore County Metropolitan District.

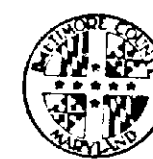
The above description is for petition purposes only, and is not intended for use in any conveyance of title thereto.

Being and comprising a portion of the land described in the conveyance to Stephen J. Miko and wife, from Edward C. Dorak and wife, by deed dated, February 4, 1947, and recorded among the Land Records of Baltimore County, Maryland in Liber J. W. B. No. 1545 Folio 101, etc.

Samuel P. Framm  
Samuel P. Framm  
Md. Reg. L.S. 5817



sheet 1 of 1



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

July 10, 1986

Mr. Douglas O. Keithley, Sr.  
Vice President  
B. J. Kirkwood & Company, Inc.  
7202 Belair Road  
Baltimore, Maryland 21206

RE: Petition for Special Hearing  
NW/3 of Belair Road, 70' NE  
of West Elm Avenue  
14th Election District  
Case No. 86-525-SPH

Dear Mr. Keithley:

I have this date passed my Order in the above referenced Petition for Special Hearing in accordance with the attached.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung  
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
NW/3 of Belair Rd., 70' NE : OF BALTIMORE COUNTY  
of West Elm Ave. (7202 Belair :  
Rd.), 14th District  
B. J. KIRKWOOD & CO., INC., : Case No. 86-525-SPH  
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21201  
494-2188

I HEREBY CERTIFY that on this 10th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to B. J. Kirkwood and Co., Inc., Douglas O. Keithley, Sr., Vice-President, 7202 Belair Rd., Baltimore, MD 21206, Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman





BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

June 17, 1986

Mr. Douglas O. Keithley, Sr.  
Senior Vice President  
B. J. Kirkwood & Co., Inc.  
7202 Belair Road  
Baltimore, Maryland 21206

RE: PETITION FOR SPECIAL HEARING  
NW/4 of Belair Rd., 70' NE of West Elm Ave.  
(7202 Belair Rd.)  
14th Election District  
B. J. Kirkwood & Co., Inc. - Petitioner  
Case No. 86-525-SPH

Dear Mr. Keithley:

This is to advise you that \$62.60 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 021761

County, Maryland, and remit  
to, Towson, Maryland

DATE 6/24/86 ACCOUNT 841-05-200

AMOUNT \$ 52.60

RECEIVED FROM B. J. Kirkwood & Co., Inc., 7202 Belair Rd.

FOR Advertising & Posting re Case 86-525-SPH

VALIDATION OR SIGNATURE OF CASHIER

Mr. Douglas O. Keithley, Sr.  
Senior Vice President  
B. J. Kirkwood & Co., Inc.  
7202 Belair Road  
Baltimore, Maryland 21206

May 26, 1986

### NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING  
NW/4 of Belair Rd., 70' NE of West Elm Ave.  
(7202 Belair Rd.)  
14th Election District  
B. J. Kirkwood & Co., Inc. - Petitioner  
Case No. 86-525-SPH

TIME: 1:00 p.m.

DATE: Tuesday, June 24, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 019034

DATE 6/22/86 ACCOUNT 01-615

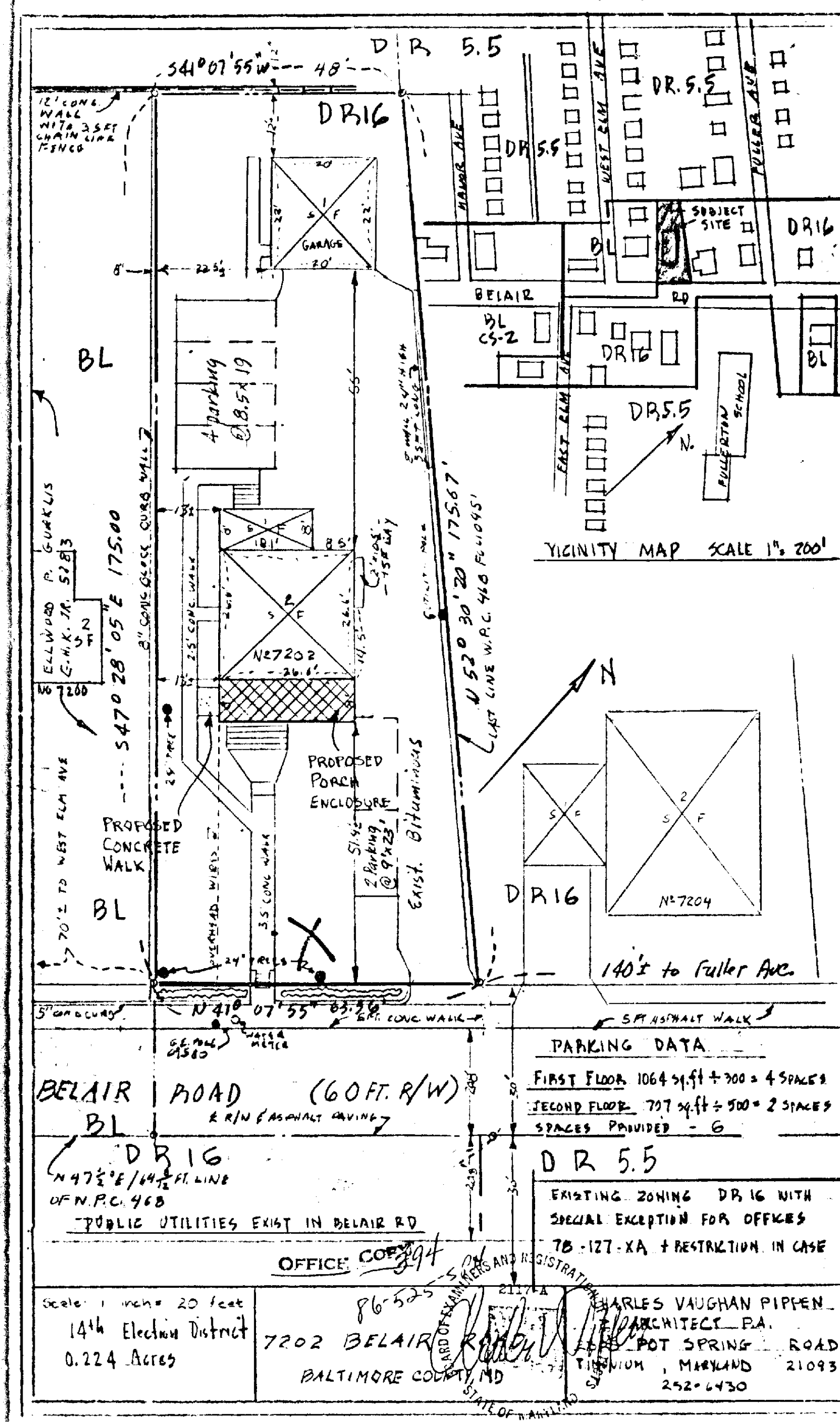
AMOUNT \$ 100.00

RECEIVED FROM B. J. Kirkwood & Co., Inc.

FOR Filing Fee For Special Hearing - Item 394

8 DISCOUNTED TO \$0.00

VALIDATION OR SIGNATURE OF CASHIER



### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner

Date: June 16, 1986

Norman E. Gerber, AICP  
FROM: Director, Office of Planning & Zoning

SUBJECT: Zoning Variance Petition Nos.

86-517-A Robert D. Howard, etux  
86-518-A John N. Williams, etux  
86-522-A Herman G. Alinichuetz, etux  
86-523-A Lupton Construction & Building Co., Inc.  
86-525-SPH B. J. Kirkwood & Co., Inc.  
86-527-A Jeffrey Zuckerberg, etux

There are no comprehensive planning factors requiring comment on these petitions.

*[Signature]*  
Norman E. Gerber, AICP

NEG:JGH:bjs

CP5-008

### CERTIFICATE OF PUBLICATION

TOWSON, MD., June 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 5, 1986.

THE JEFFERSONIAN,

*[Signature]*  
Publisher

Cost of Advertising

24.75

#### PETITION FOR SPECIAL HEARING

14th Election District  
Case No. 86-525-SPH

LOCATION: Northwest side of Belair Road, 70 feet northeast of West Elm Avenue (7202 Belair Road)  
DATE AND TIME: Tuesday, June 24, 1986, at 1:00 p.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special hearing to approve the deletion of Restriction No. 1 in the Order dated 12/15/77 and to amend the site plan in Case No. 78-127-XA to enclose the existing porch.

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

86-525-SPH

District: 14th

Date of Posting: 5/31/86

Posted for: Special Hearing

Petitioner: B. J. Kirkwood & Co., Inc.

Location of property: NW/4 Belair Rd., 70' NE of West Elm Ave.

7202 Belair Rd.

Location of Sign: East side of Belair Rd., across St. Francis Ave.

Remarks: See map.

Posted by: *[Signature]*

Date of return: 6/6/86

Number of Signs: 1

### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 16, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc:

Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

B. J. Kirkwood & Co., Inc.  
7202 Belair Road  
Baltimore, Maryland 21206

RE: Item No. 394 - Case No. 86-525-SPH  
Petitioner: B. J. Kirkwood & Co., Inc.  
Petition for Special Hearing

Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*[Signature]*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Charles Vaughan Phippen,  
Architect, P.A.

### The Times

Middle River, Md., June 5, 1986

This is to certify, that the annexed

Reg. L 89497

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of successive

week: before the 5th day of

June, 1986

*[Signature]* Publisher.

#### Petition for Special Hearing

14th Election District  
Case No. 86-525-SPH

LOCATION: Northwest side of Belair Road, 70 feet northeast of West Elm Avenue (7202 Belair Road)  
DATE AND TIME: Tuesday, June 24, 1986, at 1:00 p.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special hearing to approve the deletion of Restriction No. 1 in the Order dated 12/15/77 and to amend the site plan in Case No. 78-127-XA to enclose the existing porch.

Being the property of B. J. Kirkwood & Co., Inc., as shown on the plat filed with the Zoning Office, in the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of  
Arnold Jablon  
Zoning Commissioner  
of Baltimore County



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

May 20, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: B. J. Kirkwood and Company, Inc.

Location: NW/S Belair Rd, 70' NE of W. Elm Avenue

Item No.: 394

Zoning Agenda: Meeting of 5/6/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill*  
Noted and Approved:  
Planning Group  
Special Inspection Division

/mb



Maryland Department of Transportation

State Highway Administration

William K. Hellmann  
Secretary  
Har Kassoff  
Administrator

May 28, 1986

Mr. A. Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: ZAC Meeting of 5-6-86

ITEM: #394.

Property Owner: B.J. Kirkwood and Company, Inc.

Location: NW/S Belair Rd., Route 1N 70 feet NE of West Elm Avenue

Existing Zoning: D.R. 16

Proposed Zoning: Special Hearing

to approve an amendment to the

Order and site plan approved in

Case No. 78-127-XA to delete

restriction No. 1 to enclose the

existing porch.

Acres: 0.224 acres

District: 14th Election District

Attention: Mr. James Dyer

Dear Mr. Jablon:

On review of the submittal of (Case #78-127-XA), the State Highway Administration finds the concept for approval generally acceptable.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

May 19, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 394 Zoning Advisory Committee Meeting are as follows:

Property Owner: B. J. Kirkwood and Company, Inc.

Locations: NW/S Belair Road, 70 feet NE of West Elm Avenue

District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #17-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_, of the Baltimore County Building Code.
- (H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use R-3 to Use B, or to Mixed Uses \_\_\_\_\_. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: See the attached sheet with data normally required on the plan when filed for a permit. Have your architect review the sheet for applicable items.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/32/86

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Date: May 19, 1986

FROM: C. E. Burnham, Chief, Building Plans Review

SUBJECT: Zoning Item #394

R. O. OCCUPANCIES: "R-3" to "B" Use Group

- ( ) 1. A change of occupancy, alteration, and other miscellaneous permits are required.
- ( ) 2. Floor loading of 50 pounds live load design are required. Have a registered in Maryland structural engineer provide a letter of certification. See Section 903.0, 904.0, 905.0, Table 906.0, 907.0.
- ( ) 3. Office buildings with a single exit shall comply with Table 809.3 or two independent exits shall be required. See Sections 809.2, 807.0, 810.0, 811.0, 816.0, 819.0, as alternative requirements.
- ( ) 4. Interior stairs shall be enclosed with one hour rated assemblies and "B" label one hour doors.
- ( ) 5. Tenant demising walls, floor/ceiling assemblies shall have a minimum 1 hour rating. See Table 401 amended by Bill 4-82.
- ( ) 6. Exterior walls shall be a minimum of 1 hour rating and no openings are permitted within 3'-0" of an interior lot line.
- ( ) 7. See Section 1702.12, 1702.13, 1702.16 for sprinklers that may be required.
- ( ) 8. Exit stairs, handrails, etc. shall comply with Section 816.0.
- ( ) 9. Plan does not show the following handicapped requirements under the State Handicapped laws:
  - ( ) A. Parking (correct number of spaces, locations)
  - ( ) B. Signs
  - ( ) C. Parking lot accessibility (paving, etc.)
  - ( ) D. Building accessibility (entrance)
  - ( ) E. Required ramps
  - ( ) F. Interior access and useability, (elevators, toilet rooms, etc.)
  - ( ) G. Curb cuts, etc.
- ( ) 10. Interior finishes shall comply with Tables 1421.5 and 1421.7.
- ( ) 11. Ventilation of toilet rooms, work areas shall comply with the B.O.C.A. Mechanical Code, Article 10, Section M312.4.3 and Section 315.0 where rated assemblies are penetrated with ducts, diffusers, etc.

This is not intended to be a complete list of Code requirements. The above comments are for use by the designing architect/engineer. The above comments may not be applicable in all cases and are for informational purposes at this time. A full review of construction plans will be made when the plans are submitted for permits as noted in item #1 above.